



Grahame Close, Blewbury, OX11 9QE

£455,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A particularly well presented three story semi detached house in an idyllic location approached over a clear running stream in the heart of this quintessential English village.

This remarkably spacious and well appointed property features extended accommodation including an impressive loft room and a ground floor sunroom/breakfast room together with a useful ground floor shower/cloakroom. Other points of note include gas fired central heating double glazed replacement windows and a stylish first floor shower room.

Grahame Close is a small development of just 44 properties clustered around an open green, once an old apple orchard with the Close being intersected by a beautiful clear water stream and footpaths The development takes its name from the author of " Wind In The Willows" Kenneth Graham who once lived at Bohams House the grounds of which included Grahame Close.

Some material information to note: Gas central heating. Mains water, electricity and drainage. Superfast broadband is available at the property. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode; with the possible exception of three. The government portal generally highlights this as an unlikely/very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property.





## Key Features

- Extended three story accommdation.
- Gas central heating.
- Double glazed windows.
- Garage in nearby block
- Ground floor cloakroom / shower room.
- Pretty well stocked patio gardens.
- Well presented throughout.
- Idyllic traffic free location.

## The Location

Blewbury remains one of the prettiest South Oxfordshire villages renowned for its vibrant and active community with a host of 50 or so clubs and societies covering a diverse spectrum of activities including the arts, sports clubs and general past times. Village facilities include a primary school, preschool, thriving Farm Shop, Garage and Convenience Store Community Post Office and two village pubs . Didcot is just 4 miles away and offers an excellent range of shopping facilities together with a fast rail connection from Didcot Parkway to London Paddington another 40 minutes.

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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